



12 Bracken Close

Lydney, GL15 5AH

£335,000



A deceptively spacious 5 bedroom detached house having the former garage converted into a fifth, ground floor bedroom, cloakroom, modern, contemporary kitchen fitted 2021, extended dining room, lounge to the front aspect, four first floor bedrooms, shower room, gas central heating, double glazed, parking for several vehicles and private, patio gardens with a large shed.



Entrance:

Approached via a UPVC double glazed door to the entrance porch and door to the entrance hall.

Entrance Hall:

With doors to ground floor reception rooms, radiator, stairs to the first floor, power point, smoke alarm.

Cloakroom:

With WC, vanity wash hand basin, mirrored medicine cabinet, heated towel rail, metro tiled walls, UPVC double glazed window, tiled floor.

Bedroom Five:

Front aspect with UPVC double glazed window, radiator, meter cupboard and door to the understairs cupboard housing the gas boiler.

Lounge:

Front aspect with UPVC double glazed bay window, radiator, multi fuel burner with oak beam above, coved ceiling.

Kitchen:

Modern contemporary kitchen installed 2021 and comprising of grey gloss fronted units with worktop surfaces, pantry cupboard, Zanussi double oven, integrated dishwasher, plumbing for washing machine, integrated freezer, sink unit with mixer tap, UPVC double glazed window, Zanussi electric induction hob with extractor fan over, recess ceiling lights, tiled flooring, opening through to the dining area.

Dining Room:

Leading from the kitchen and extended to the rear is thus spacious room having radiator, UPVC double glazed door to the rear gardens, wall lights, UPVC double glazed window.

Landing:

Storage cupboard, power point, radiator and UPVC double glazed window to outside.

Bedroom One:

Front aspect with UPVC double glazed window, radiator.

Bedroom Two:

Rear aspect with radiator and UPVC double glazed window, coved ceiling.

Bedroom Three:

Rear aspect with radiator and UPVC double glazed window.

Bedroom Four:

Front aspect with UPVC double glazed window, radiator.

Shower Room:

With a walk in shower cubicle hosting a rain fall thermostatic shower, tiled walls, sliding shower screen doors, UPVC double glazed window, vanity wash hand basin with grey gloss fronted cupboard, heated towel rail and recess ceiling lights.

Outside:

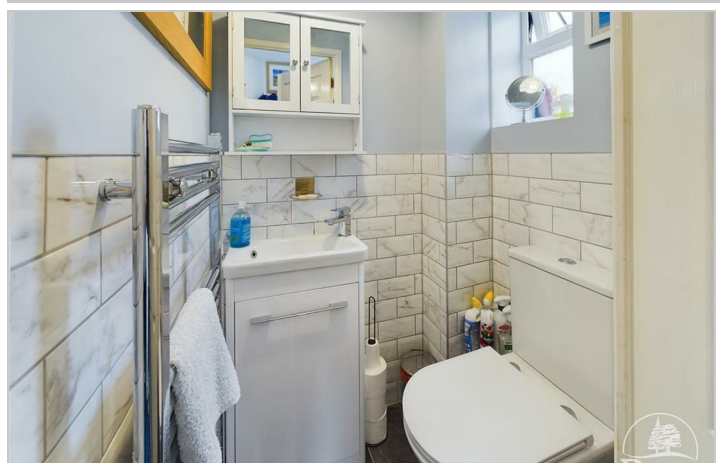
To the front of the property one will find off road parking and paths to the rear gardens and side entrance porch.

Access via the side aspect to the rear gardens.

The rear gardens are patio with fenced boundaries, wood store, outside tap, external power point, 12ft shed with power, wooden store cupboard, side access to the front garden.

Side Porch:

With UPVC double glazed doors to front and rear, door to the Entrance Hall.



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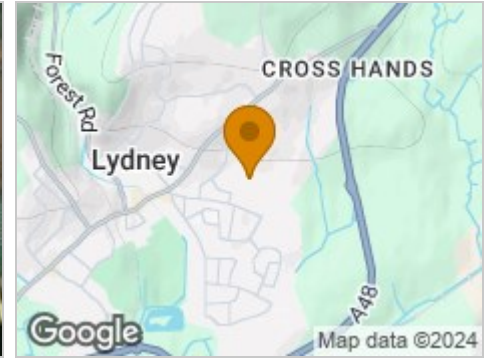
Road Map



Hybrid Map



Terrain Map



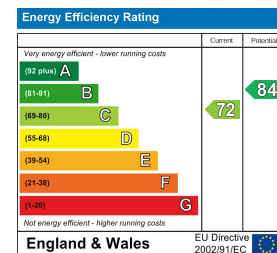
Floor Plan



Viewing

Please contact our Lydney Office on 01594 368202 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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